



## FACILITY IMPROVEMENT PROJECTS

Progress Report | July 10, 2020

### CONSTRUCTION UPDATE

#### Malibu Middle and High School

*The new Library, Classroom and Administration Building will not be ready to open for the fall of 2020. We have encountered delays related to approval of the roofing system, street work and availability of certain materials. They are now on track to be complete during the fall of 2020 and ready for building occupancy during the 2021 spring semester.*

*Architects are designing Phase 1 of the Board-approved campus plan, which will eventually bring a new high school building, a performing arts center to be shared by middle and high schools, improved traffic flow on Morning View Drive and more.*



*On the Morning View Drive side of the building, existing curbing and sidewalks are being removed.*

## Morning View Drive Roadwork Improvement

- Existing street parking is fenced-off to all vehicles (No parking is allowed on the campus side of the road.)
- Workers began demolition work on street, curb and gutters and the remaining sidewalk concrete.

## New Library, Classroom & Administration Building



Coating a breezeway on the north side of the building.

### Segment A

Contractors:

- Put brown plaster coats in the breezeways of the courtyard and upper levels of the building's north side.
- Are installing MEP equipment and fire sprinklers in the courtyard and upper levels.
- Are installing elevators Nos. 1 and 2.

- Are installing store front framing on the courtyard and upper levels.
- Are installing horizontal supports for sun shades.
- Are working to install fixtures and to tile walls and floors of restrooms of the courtyard and upper levels.
- Placing built-in cabinets as they are delivered.

### Segment B

Contractors:

- Are installing mechanical, electrical and plumbing (MEP) equipment and fire sprinklers on the courtyard level.
- Installed restroom fixtures on the lower, courtyard and upper levels.
- Are installing ceiling tiles and overhead light fixtures on the lower level.
- Installing store front framing on the courtyard level.
- Continue to install data cabling on the lower and courtyard levels.



The former junior high building, sealed during abatement work.

### **Demolition of Main Two Story Building (D)**

*Abatement efforts continue on both floors with containment along with air monitoring stations in place. Demolition is planned to begin mid-July with major demolition completed prior to students returning the fall. The site work will continue in the fall. The area will be open for use late 2020 or early 2021.*



Workers are removing the Ardex floor covering from four rooms on the first floor and bead blasting to remove material. They are also cutting around the exterior wall opening to remove material.

### **Chiller Plant**

- Contractors are placing and welding the steel framing.
- Workers finished building the retaining wall on the site.

### **Work to Expect in Coming Months**

- Complete build-out of interior spaces with final finishes.
- Complete build-out of exterior building finishes.
- Construct chilled water plant with supporting underground infrastructure. The chilled water plant cools a building's HVAC equipment.

### **Middle School Building**

- Punchlist items are 96% complete.
- Contractor finished the retaining wall with burrito drain (a type of French drain system surrounded by fabric wrap to prevent soil intrusion).
- Workers are excavating at site where ADA ramp will be on the parking-lot side of the wall.

### **Abatement Work**

This work is scheduled to remove polychlorinated biphenyls (PCBs) in the construction materials with levels over the Toxic Substances Control Act limits (50 ppm). At the conclusion of removing, encapsulating or closing the rooms with PCB exceedances this summer, the only rooms on campus in use with exceedance will be ceramics and the woodshop. The building they are in is slated for removal in the summer of 2021.

### **Music building**

- Workers are removing the floor and encapsulating remaining material in Orchestra Room 303 and Janitor's Closet 303A.

### **Theater/Kitchen building**

- Contractor is removing the exterior vent in Storage Room 664 with no destruction to structure. The intent is to encapsulate material and replace the vent.
- In the kitchen, the contractor will remove, abate and replace three sets of interior doors and side lights.

### Art building

- We are removing and encapsulating the floor in the darkroom and the film storage room.

### Old Gym building

The following rooms will no longer be used. They will not be abated at this time, but will be vacated and locked:

- Old athletic director's office (704)
- Girls' coaches office (705), including changing room and restroom
- Team room/old independent study room (703)
- Boys' coaches office (722)

The following doors will be abated and removed:

- Exterior door and frames in vestibule 704A (near 704 and 705 near girls locker room)
- Exterior double doors leading into Vestibule (700H) providing entrance to the Old Gym and Girls' Locker Room.

## **Malibu Elementary**

*A new playground is being installed, including two-color turf, curved seat walls, a climbing net and a balance beam. The kindergarten play area will get soft bench seating and be shaded by a new sail structure.*



**The upper play area in progress.**

Our contractors:

- Installed café tables in a new layout at the upper play area.
- Applied a stucco finish to the CMU walls in the lower play area.
- Placed the base for the decomposed granite path at the lower play area.



## Samohi

### **Discovery: On Schedule**

*The Discovery Building, part of a planned redesign of the entire Samohi campus, includes 288 parking spaces, 38 classrooms, decentralized administrative offices, seminar rooms, common areas, a rooftop classroom, indoor and outdoor eating areas, solar panels, a swimming pool, and a full-service kitchen that will serve the entire district. The building is on schedule to be completed in the summer of 2021.*



**The bridges and staircases in the courtyard between the north and south buildings**



**This view shows how complex the work is on the cafeteria and its overhead utilities.**

Our contractors:

- Wrapped the south building on the east and south sides and are progressing around the buildings. They are scheduled to start on plaster in the next two weeks.
- Are scheduled to begin installing the first windows on the east side next week.
- Are progressing on internal work from the first to the third floor in the south building. The north building will be next, in the same sequence.
- Continue work on the kitchen and cafeteria on the first floor in the south building. It is the most congested work area because all services are located overhead and there are additional HVAC systems nearby. Other areas have under-floor utilities, and installation of access flooring is scheduled to begin in mid-September.

Other progress:

- The new transformer, which will provide sufficient power for Discovery and the future development of the entire campus is scheduled to be installed beginning on July 13. This requires a shutdown of the campus for the entire week.
- Removal of the crane, a significant milestone, is scheduled for August 10.



## Site work



Rebar has been placed on Viking Way, which includes parking next to the tennis courts.

- The last of the utilities through the science quad are currently being installed and will be complete by the end of the 2<sup>nd</sup> week of July. This includes: the relocation of a city water main; relocation of gas line; the installation of fire-water booster line; and the installation of an electrical feed. Several of these are being installed to provide services to Exploration
- All of the retaining walls that can be built at this stage are now complete. Paving in the Science Quad will begin soon.
- Concrete has been poured on Viking Way from Olympic to the entrance to the Barnum Parking, including sidewalks.
- Contractors will be paving in front of Barnum Hall in mid-July.

### **Music Building Water Intrusion**

*This project will replace the roof drain, partially reconstruct the east wall, paint the Choir room and replace the floor.*

- Contractors are waterproofing the south wall of the band on the outside to stop the ingress of water. Inside, that same wall is being repaired and painted.

- The work is ahead of schedule is on track to be completed prior to the start of school on August 20

#### **Barnum Acoustical Blinds**

- The project has been awarded and will be started on July 20, immediately after the electrical shut down.
- Although the mechanical blinds have a long lead time, we intend to complete the work in time for the start of school.

#### **Public Address System and Clocks**

- The installation of the new PA/clock system that incorporates clocks with digital readouts is progressing well.
- Workers have installed most of the system and programming will start on July 20.
- The project is scheduled to be complete before the start of the fall semester.

#### **Fire alarm replacement**

- The project to upgrade the campus fire alarm system is on track to be complete before the start of the fall semester.

#### **Solar at Innovation Building**

- The DSA approved the project. Work will start on July 20.
- Work scheduled to be complete in December. We plan to have work that could impact school activities completed before the start of school.

#### **Library Refresh**

- Project is now out for bidding.
- We intend to complete the refresh by the end of the year.

#### **Business Building reconfiguration**

- The Business building is currently being redesigned to be used to launch new programs that will be implemented in Phase 3. The plan is to have dedicated classrooms for each program.
- Work cannot start on the buildings until the Discovery Building is occupied next summer. The new facilities are scheduled to be available for use by the end of 2021.

#### **Phase 3**

- Architects have finished the schematic design of building that will accommodate new programs.
- The lease-lease back contract is currently being bid.
- Demolition of the cafeteria and the history building is scheduled to start in June 2021, allowing construction to begin in January 2022.



## John Adams Middle School



Rebar being installed at the upper seating area.

### **Performing Arts Center**

*When complete, the center will house a 750-seat theater, dedicated rehearsal spaces and more.*

#### Stage and Seating Area

Contractors:

- Have placed and are welding the structural steel beams and catwalk at the stage and seating area.
- Are pouring the slab-on-grade for the upper seating area.
- Are putting up the metal stud framing along the exterior of the building facing Pearl Street.

#### Lobby

- Contractors are welding the structural steel and metal deck on levels 1, 2 and 3.
- Workers poured the concrete deck for level 2.



## Back of House

### Contractors:

- Completed installation of metal stud framing in the restrooms and started putting up drywall.
- Installed the fire riser in fire riser room 136.
- Successfully connected the project to the existing campus electrical switchgear.

## Rehearsal Building



The slab on grade at the rehearsal building has been poured.

### Workers:

- Poured the slab-on-grade (SOG) using 105 cubic yards of concrete.
- Installed the fire riser.
- Compacted and regraded the ground above the drywell system.
- Installed underground storm drain pipes and telecommunication conduits on the east side of the theater building, and started excavation for sewer lines.
- Have started installing metal stud framing on the exterior.

### Upcoming Work

- Structural steel for level 2 of the back-of-house, including the brace frames, will be installed soon.
- The exterior lobby and level 2 interior concrete slabs will be poured.

### Franklin Elementary

*We are nearing completion of the modernization effort for Franklin, which consists of new windows, paint, floors and doors, air conditioning and a new fire alarm system.*

- Contractor conducted window water test on June 23 in five locations and corrections are being made.

### McKinley Elementary

*We are working to finish the modernization effort for McKinley.*



**New windows on the administration area of the main building.**

- All HVAC work will be complete once MERV-11 filters are installed and above-window louver handles are installed.
- The windows in Building B & C are complete.
- The fencing, gates and condenser cages have been installed.
- Guardrails will be installed next week at the doorway of Room 107.
- Contractors installed the new fire alarm heat detectors. The fire alarm system will be tested next week. We have been conducting fire watch due to

troubled status of old alarm system. Watch will end when new system is fully operational.

- The work related to removing parts of the old fire system will begin next week.
- The installation of the new topping at the exterior walkway is complete.
- The corrections list work is expected to be complete by July 17.

### **Webster Elementary**

*The FIP Department has been able to accelerate due to schools being empty because of the pandemic. Installation of air conditioning was scheduled to take place from June through December, but is now on track to be complete when students return to campus in late August.*



**New electrical switchgear awaits power-up.**

This HVAC project is 80% complete.

Contractors:

- Have installed all electrical conduit.



- Have installed 85% of electrical wiring to all HVAC units.
- Completed the low voltage wiring for the thermostats.
- Installed the boxes for the main electrical switchgear.
- Have poured all concrete pads.
- Have installed all but the wall-mounted interior units.

### **UPCOMING PROJECTS**

#### **Grant Elementary, Lincoln Middle School, John Muir Elementary / Santa Monica Alternative Schoolhouse**

*These Modernization Projects, originally slated to begin this summer, have been postponed because pricing came in well above what was expected and budgeted. The District is considering its options on how to proceed.*

*The projects were to include:*

- Installing heating, ventilation, and air conditioning throughout the campus;
- Upgrading the fire alarm system;
- Upgrading accessibility; and
- Modifying the entrance to campus at Grant. This will improve safety & security for the campus while respecting the historic entrance.